BEG SE COR OF SW1/4 OF SE1/4, W
703.46 FT, E 319.32 FT, S 721.58

DIONYSIUS RICHARD
749 SE MARGARET DR
LAKE CITY, FL 32025

2027

33-3S-17-06869-002

BUILDING CHARACTERISTICS

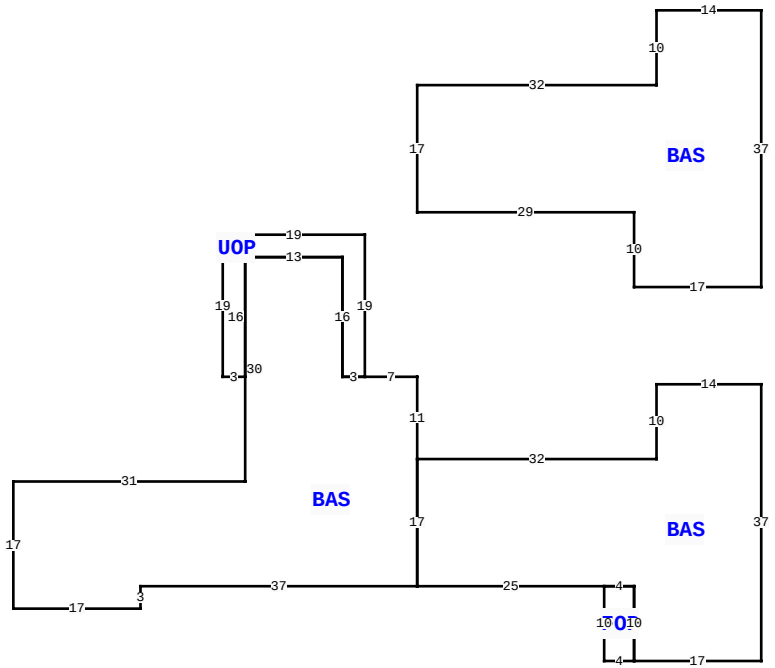
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		4 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.5	1.5 100
Units		2 100
Condition Adj	02	02 100
Quality Adjus	05	05 100
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	44,210
BAS	1,092	100		1,092	44,210
BAS	1,337	100		1,337	54,129
FOP	40	30		12	486
UOP	153	20		31	1,255
TOTALS	3,714			3,564	144,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	3,564	93.0708	80.97	288,577	1965	1965	0	0	0	50.00	50.00

1 DUPLEX 100% - 2024 Heated Area: 3521 HX Base Yr 2024



749 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2012	2012	3	100	2,750	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,288
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	47,645
TOTAL MARKET VALUE	195,383
SOH/AGL Deduction	14,739
ASSESSED VALUE	180,644
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	129,233
TOTAL JUST VALUE	195,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053485	Electrical Servic		06/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1585	9/28/2022	WD	Q	I	01	185,000
GRANTOR: CALVARESE CARISSA						
GRANTEE: DIONYSIUS RICHARD						
1297/1585	7/07/2015	WD	Q	I	01	90,000
GRANTOR: MARY E LEE						
GRANTEE: BENJAMIN HANK RATLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-46,10] N11 W7 W3 N16 W13 S30 W31 S17 E17 N3 E37 N17 $
BAS=[ORIG=0,0] W14 S10 W32 S17 E25 E4 S10 E17 N37 $
BAS=[ORIG=0,-50] W14 S10 W32 S17 E29 S10 E17 N37 $
UOP=[ORIG=-53,-1] N19 W19 S19 E3 N16 E13 S16 E3 $
FOP=[ORIG=-21,27] S10 E4 N10 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	100		00	0.00	0.00	3.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,600							
2	9530	C	POND	100		00	0.00	0.00	0.90	AC		1.00	1.00	1.00	50.00	50.00	45							
3	0800	C	MULTI-FAM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 07/09/2025 BY tommy Total Acres: 5.66 Total Land Value: 47,645 Market: 0 Agricultural: 0 Common: 47,645 PRINTED 11/16/2026 BY SYS